

Notices of Election and Demand Filed in Weld County

From July 31, 2023 Through August 04, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: 23-0212

NED Date: 07/31/2023 **Reception #:** 4912107
Original Sale Date: 11/29/2023
Deed of Trust Date: 12/23/2017 **Recording Date:** 01/05/2018 **Reception #:** 4365399
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 080127307014

Address: 31322 4th St, Gill, CO 80624

Original Note Amt: \$110,000.00 **LoanType:** Conventional **Interest Rate:** 6.625
Current Amount: \$108,823.09 **As Of:** 10/18/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Chad Judge
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Chad Judge AND Joe Scobee AND Leah Judge

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 23-030112 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0213

NED Date: 07/31/2023 **Reception #:** 4912108
Original Sale Date: 11/29/2023
Deed of Trust Date: 11/23/2016 **Recording Date:** 12/02/2016 **Reception #:** 4258283
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 4, HOMESTEAD HEIGHTS SUBDIVISION FILING I, COUNTY OF WELD, STATE OF COLORADO.

Address: 7215 West 20th Street Lane, Greeley, CO 80634

Original Note Amt: \$266,381.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$183,782.28 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Trent E Girtman
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Trent E Girtman

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 23-029741 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0214

NED Date: 07/31/2023 **Reception #:** 4912109
Original Sale Date: 11/29/2023
Deed of Trust Date: 06/08/2020 **Recording Date:** 06/08/2020 **Reception #:** 4597180
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, ASH HOLLOW SUBDIVISION - FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

APN #: 1305-26-4-05-021

Address: 225 E Joshua Ave, Keenesburg, CO 80643

Original Note Amt: \$355,000.00 **LoanType:** VA **Interest Rate:** 3.25
Current Amount: \$338,049.75 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Chad T. Nunnery
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Chad T. Nunnery

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-030541 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0215

NED Date: 07/31/2023 **Reception #:** 4912110
Original Sale Date: 11/29/2023
Deed of Trust Date: 03/15/2002 **Recording Date:** 03/19/2002 **Reception #:** 2934514
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, EAST MEADOWS SUBDIVISION, FIRST FILING, A SUBDIVISION OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.

Address: 1023 E 24th Street Road, Greeley, CO 80634

Original Note Amt: \$132,431.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$90,749.82 **As Of:** 07/24/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Enrique Abundis Castro
Grantee (Lender On Deed of Trust): WELLS FARGO HOME MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): Enrique Abundis Castro

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-030423 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0216

NED Date: 08/01/2023

Reception #: 4912407

Original Sale Date: 11/29/2023

Deed of Trust Date: 11/16/2018

Recording Date: 11/19/2018

Reception #: 4447506

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 1, BLUE LAKE SUBDIVISION, FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147125101017

SCRIVENER'S AFFIDAVIT RECORDED ON 3/26/2019 AT RECEPTION NO. 4476141 TO CORRECT THE PUD RIDER

Address: 317 Whimsical Avenue, Lochbuie, CO 80603

Original Note Amt: \$343,660.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$338,703.04

As Of: 07/25/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Raul A. Rodriguez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Raul A. Rodriguez

Publication: Greeley Tribune

First Publication Date: 10/06/2023

Last Publication Date: 11/03/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 20-023938

Phone: (855)263-9295

Fax: (303)706-9994

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Foreclosure Number: 23-0217

NED Date: 08/02/2023 **Reception #:** 4912724
Original Sale Date: 11/29/2023
Deed of Trust Date: 08/28/2015 **Recording Date:** 08/28/2015 **Reception #:** 4137553
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, RAINBOW ACRES, COUNTY OF WELD, STATE OF COLORADO.

Address: 2011 E. 18TH STREET, GREELEY, CO 80631

Original Note Amt: \$256,405.00 **LoanType:** CONVENTIONAL **Interest Rate:** 4.750
Current Amount: \$226,982.03 **As Of:** 07/24/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MegaStar Financial Corp.
Current Owner: JOSEPH A FORD AND CARY L FORD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR MEGASTAR FINANCIAL CORP.
Grantor (Borrower On Deed of Trust) JOSEPH A FORD AND CARY L FORD

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009848417 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0218

NED Date: 08/02/2023 **Reception #:** 4912725
Original Sale Date: 11/29/2023
Deed of Trust Date: 12/30/2021 **Recording Date:** 01/03/2022 **Reception #:** 4790414
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, SUNSET HEIGHTS SIXTH FILING, TOWN OF LA SALLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 318 S 6TH STREET, LA SALLE, CO 80645

Original Note Amt: \$336,700.00 **LoanType:** VA **Interest Rate:** 3.250
Current Amount: \$329,356.42 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: CHARLES KALETA AND CHRISTOPHER ANNE LANDRY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CORNERSTONE HOME LENDING, INC.
Grantor (Borrower On Deed of Trust) CHARLES KALETA AND CHRISTOPHER ANNE LANDRY

Publication: Greeley Tribune **First Publication Date:** 10/06/2023
Last Publication Date: 11/03/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009846080 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0219

NED Date: 08/02/2023

Reception #: 4912726

Original Sale Date: 11/29/2023

Deed of Trust Date: 12/18/2019

Recording Date: 12/26/2019

Reception #: 4552969

Re-Recording Date

Re-Recorded #:

Legal: LOT 5 IN BLOCK 2, COTTONWOOD VILLAGE, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2405 W 20th Street Rd, Greeley, CO 80634

Original Note Amt: \$326,363.00

LoanType: VA

Interest Rate: 3.625

Current Amount: \$311,641.11

As Of: 06/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Current Owner:	Anthony J Troisi
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc.as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Anthony J Troisi

Publication: Greeley Tribune

First Publication Date: 10/06/2023

Last Publication Date: 11/03/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-961968-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 23-0220

NED Date: 08/04/2023

Reception #: 4913312

Original Sale Date: 12/06/2023

Deed of Trust Date: 10/05/2018

Recording Date: 10/17/2018

Reception #: 4439298

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 4, PLATTE VALLEY SUBDIVISION THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.
APN #: 096119431022

Address: 3505 Burlington Ave, Evans, CO 80620

Original Note Amt: \$230,743.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$216,965.57

As Of: 07/27/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose I Villanueva Palomino AND Juana Villanueva

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jose I Villanueva Palomino AND Juana Villanueva

Publication: Greeley Tribune

First Publication Date: 10/13/2023

Last Publication Date: 11/10/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 23-029628

Phone: (855)263-9295

Fax: (303)706-9994